



**Georgetown/North Shallowford Area Master Plan
City Council Retreat**

February 4, 2011
Urban Collage, Inc. with
Houseal Lavigne, RCLCo, Kimley-Horn/Urban Resource Group, & Market + Main

Agenda

1. Process Overview and Community Consensus Points
2. Land Use Plan
3. Connectivity and Circulation Plan
4. Points of Discussion / Feedback

Planning Process

- +/- 20 Stakeholder Interviews (August 2010)
- 4 Sounding Board Meetings
- 4 Public Workshops
- Interactive Project Website
 - Community Preference Survey
 - Preliminary Concept Input
- 3 Public Open Houses
- City Councilmember Interviews/Small Group Sessions

Georgetown / N. Shallowford Public Workshops

1. September 15, 2010
2. October 6, 2010
3. November 3, 2010
4. January 19, 2011

Followed by 3 Public Open Houses on December 2 and ongoing feedback through the project website.



Updated Consensus Points

- Enhance the area's identity, character, and appearance as a **gateway into the City**
- Facilitate the creation of more **community green space**
- Encourage **greater connectivity**- particularly bicycle and pedestrian facilities within Georgetown and to other community areas (Brook Run, Dunwoody Village, Perimeter Center)
- Maintain and enhance **buffers to single-family neighborhoods**
- Devise a proactive plan for the **"PVC Farm"**
- Encourage a **better range of goods and services** and maintain small scale office opportunities
- Recognize greater redevelopment **potential of properties along I-285** and the **Emory Dunwoody Medical Center** property
- Encourage residential uses that can create a **lifelong community** (opportunities for seniors/empty nesters that do not add to multi-family and school capacity concerns)

Land Use Plan and Recommendations





PVC Site

- Maximize community open space - flexible
- Coordinate green space uses with Parks and Recreation Master Plan
- Frame open space with complementary institution (or high-quality attached for-sale residential as an alternate)
- Recognize that some private development may be required to reduce costs for the City



CONCEPT FOR NEW CITY PARK
BIRD-EYE VIEW, LOOKING EAST



CITY OF DUNWOODY
GEORGETOWN/NORTH SHALLOWFORD ROAD AREA MASTER PLAN

DeKalb County School Site

- If site is sold or swapped by DCSS, should be considered for ownership residential
- Combination of small lot detached single-family (along Kellogg Circle) and attached single-family (facing Chamblee-Dunwoody Road)
- Potential for age-targeted development
- Likely high-end price points due to land values and low densities



DeKalb County School Site



Dunwoody Park / I-285 Area

- Longer-term mixed use development opportunity
- Potential for office, retail, and residential
- 4-8 story mid-rise development with open space commitment
- Transit "friendly"
- New East-West road connector as a "complete street"



CONCEPT FOR PEACHFORD ROADWAY EXTENSION
BIRD'S-EYE VIEW, LOOKING SOUTHEAST



CITY OF GUNWOODY
GEORGETOWN/NORTH SHALLOWFORD ROAD AREA MASTER PLAN

Connectivity and Circulation Recommendations









Streetscape, Trail & Bike Improvements

- Heavy focus on “beautification” including landscaping and lighting
- More functional sidewalks, trails and bike routes
- Burial of overhead utility lines where feasible
- “Gateway” impact at I-285



Chamblee Dunwoody Road- Today



Chamblee Dunwoody Road- Future



North Shallowford Road- Today



North Shallowford Road- Future



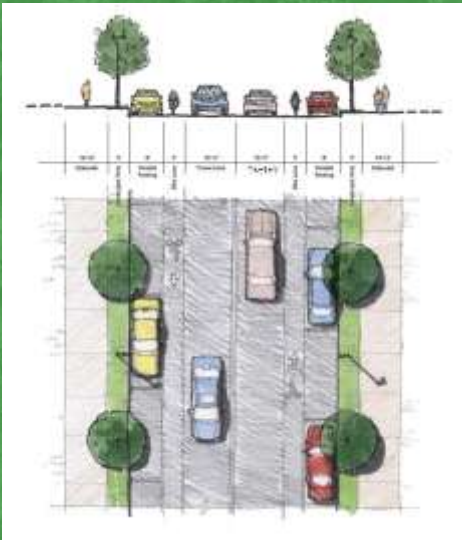
Old Spring House Lane- Today



Old Spring House Lane- Future



Peachford Road Extension



Points of Discussion / Feedback

Georgetown/N. Shallowford Action Plan

Land Use Strategies:

1. PVC Site
2. Green Spaces
3. Senior Housing
4. School Site
5. Former Hospital Site
6. I-285 Area



Georgetown/N. Shallowford Action Plan

Connectivity Strategies:

1. Chamblee-Dunwoody Road Streetscape Improvements
2. Nancy Creek Greenway
3. Old Spring House Lane Trail to Perimeter Center
4. Peachford Road Extension through Dunwoody Park
5. On-Road Bicycle Routes
6. Future I-285 Transit Station

